LOT 8 GATEWAY CROSSING S/D.

WD 1357-2345, WD 1479-2330, WD 1

STOR-ALL SELF STORAGE LLC
5357 SHILOH RD
HAHIRA, GA 31632

2027

35-3S-16-02524-008

BUILDING CHARACTERISTICS

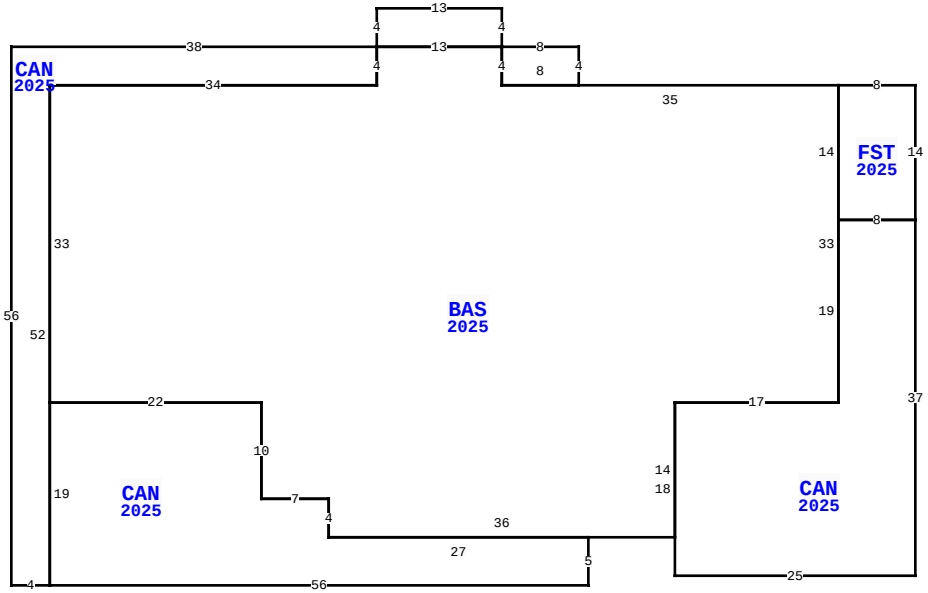
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 50
Roof Cover	14	PREFIN MT 50
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	03	CONC FINSH 100
Interior Floo	00	N/A 0
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		18 100
RMS		4 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,332	100	2025	3,332	372,092
CAN	444	30	2025	133	14,852
CAN	602	30	2025	181	20,213
CAN	616	30	2025	185	20,659
FST	112	50	2025	56	6,254
TOTALS	5,106			3,887	434,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	3,887	122.6090	112.80	438,454	2024	2024	0	0	0	1.00	99.00

1 RES F/FOOD 0% - 2025 Heated Area: 3332 HX Base Yr



228 NW CENTURION CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0253	LIGHTING	0	0	0	0	6.00	UT	1,500.00	1,500.00	100	2025	2024		100	9,000	
2	0164	CONC BIN	0	0	12	20	240.00	UT	14.00	14.00	100	2025	2024		100	3,360	
3	0260	PAVEMENT-A	0	0	0	0	21,456.00	UT	2.00	2.00	100	2025	2024		100	42,912	
4	0166	CONC,PAVMT	0	0	0	0	720.00	UT	3.00	3.00	100	2025	2024		100	2,160	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	434,069
TOTAL MARKET OB/XF VALUE	57,432
TOTAL LAND VALUE - MARKET	695,220
TOTAL MARKET VALUE	1,186,721
SOH/AGL Deduction	0
ASSESSED VALUE	1,186,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,186,721
TOTAL JUST VALUE	1,186,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,186,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26-0098	INTERIOR REMODEL	213,730	03/06/2026
000046151	New Commercial Co	733,500	12/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1558/472	1/09/2026	WD	Q	I	01	1,500,000
GRANTOR: NLA RC LAKE CITY, LLC						
GRANTEE: STOR-ALL SELF STORA						
1479/2330	11/21/2022	WD	Q	V	01	775,000
GRANTOR: Z & S GATEWAY CROSSIN						
GRANTEE: NLA RC LAKE CITY, L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=0,3] E34 N4 E13 S4 E35 S33 W17 S14 W36 N4 W7 N10 W22 N33 $
CAN=[YR=2025;ORIG=56,50] S5 W56 N19 E22 S10 E7 S4 E27 $
CAN=[YR=2025;ORIG=65,54] N18 E17 N19 E8 S37 W25 $
FST=[YR=2025;ORIG=82,17] N14 E8 S14 W8 $
CAN=[YR=2025;ORIG=55,3] N4 W8 N4 W13 S4 W38 S56 E4 N52 E34 N4 E13 S4 E8 $
.

LAND DESCRIPTION

TOTAL OB/XF 57,432

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2100	C	RESTAURANT	0			0.00	0.00	46,348.00	SF		1.00	1.00	1.00	15.00	15.00	695,220							

REVIEW DATE 05/01/2026 BY TP Total Acres: 1.06 Total Land Value: 695,220 Market: 0 Agricultural: 0 Common: 695,220 PRINTED 11/17/2026 BY SYS